

Housing and Economic Development Overview

From concept through construction, to project performance and annual monitoring, we provide management and oversight services to assist our clients in achieving their long-term housing, economic development and redevelopment goals.

Services

Many jurisdictions are looking for opportunities to promote development. Springsted assists clients not only in directing public investment, but also in leveraging public dollars to maximize private investment. Whether it is an industrial/business park, housing development, or downtown redevelopment program, such projects are rarely simple matters. In addition to the public policy efforts to initiate projects, they often require a significant time commitment to coordinate and monitor, from early focus group meetings to the final contractor disbursement, to ensuring successful performance of the project over the long term.

Some communities, while possessing the political will and financial means to launch a development or redevelopment project, do not have the staff resources necessary to carry the initiative to completion. Springsted's development process management service can provide this resource. Our professionals bring extensive public and private sector experience to help clients complete any or all of the following tasks:

- Facilitate creation of strategic vision for development and/or redevelopment
- Establish general priorities, such as workforce housing or specific redevelopment goals
- Lead focus groups to clarify options and objectives
- Develop comprehensive economic development, redevelopment and housing policies
- Prepare public/private development scenarios
- Analyze highest and best use of targeted sites
- Identify the tools available to address the client's specific development needs
- Develop the components of requests for proposals
- Evaluate developer responses to requests for proposals, including analysis of financial capabilities
- Conduct developer interviews
- Coordinate financing for public portions of projects
- Identify private financing approaches to leverage public investment
- Identify and analyze public risks
- Conduct developer negotiations for business assistance
- Analyze financing options – public and private
- Perform business credit analysis
- Monitor post-development phase of project and public financing components



Housing and Economic Development Services

Planning & Strategy

- Capital Improvement Plans
- Debt Management
- Development Strategy
- Development Studies and Analysis
- Economic Development
- Housing Initiatives
- Incentive Capacity Analysis
- Policy Development
- Public and Private Housing Plans

Funding & Implementation

- Bond Issues
- Development Process Management
- Financial and Tax Impact Analysis
- Operational Financing
- Public Financing
- Public/Private Partnerships

Managing & Performance

- Developer Review and Negotiation
- Financial Compliance and Disclosure
- Statutory Compliance Services
- Training and Workshops